182.0	0002	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	705,600 / 705,600
					USE VALUE:	705,600 / 705,600
					ASSESSED:	705,600 / 705,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		SAGAMORE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAYO PAUL M/ETAL
Owner 2:	BINA JENNIFER J
Owner 3:	
Street 1:	2 SAGAMORE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,275 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1695 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6275.000	279,800		425,800	705,600
Total Card	0.144	279,800		425,800	705,600
Total Parcel	0.144	279,800		425,800	705,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.28 | /Parcel: 416.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123002

GIS Ref

GIS Ref

Insp Date 05/16/18

PREVIOUS ASSESSMENT

Parcel ID 182.0-0002-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,800	0	6,275.	425,800	705,600	705,600	Year End Roll	12/18/2019
2019	101	FV	224,300	0	6,275.	425,800	650,100	650,100	Year End Roll	1/3/2019
2018	101	FV	224,300	0	6,275.	358,900	583,200	583,200	Year End Roll	12/20/2017
2017	101	FV	224,300	0	6,275.	328,500	552,800	552,800	Year End Roll	1/3/2017
2016	101	FV	224,300	0	6,275.	279,800	504,100	504,100	Year End	1/4/2016
2015	101	FV	218,700	0	6,275.	243,300	462,000	462,000	Year End Roll	12/11/2014
2014	101	FV	218,700	0	6,275.	225,100	443,800	443,800	Year End Roll	12/16/2013
2013	101	FV	218,700	0	6,275.	214,100	432,800	432,800		12/13/2012

!14230!

PRINT

Date	Time
12/11/20	04:05:54

LAST REV

Date	Time
06/19/18	12:40:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14230

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DREW CHRISTOPHE	27138-338		3/10/1997		210,800	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2013	714	Re-Roof	5,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2018	MEAS&NOTICE	BS	Barbara S
4/30/2014	External Ins	PC	PHIL C
10/16/2008	Meas/Inspect	163	PATRIOT
10/15/2008	Measured	197	PATRIOT
3/11/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
7/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123002
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6275		Sq. Ft.	Site		0	70.	0.97	7									425,774						425,800	

Total AC/HA: 0.14405 | Total SF/SM: 6275 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 425,774 | Spl Credit | Total: 425,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	168.315
Other Features:	59250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343698
Depreciation:	63928
Depreciated Total:	279770

COMMENTS

BK:13599 PG:441 41C 413072 643-5799.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

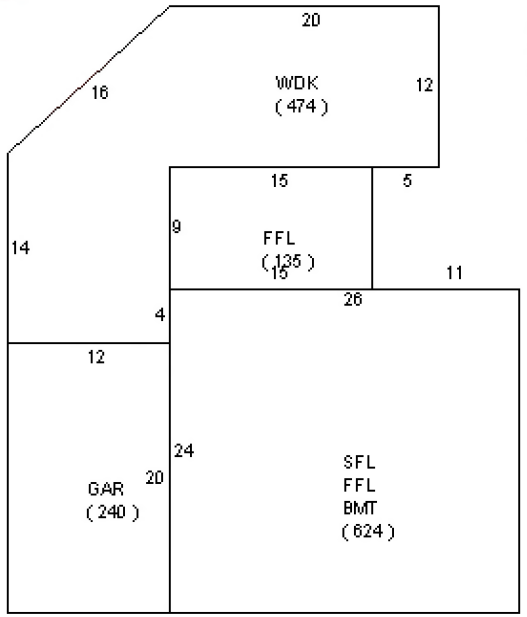
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	168.32
Special Features:	0	Val/Su Net:	102.83
Final Total:	279800	Val/Su SzAd	202.31

SKETCH



Sum Area By Label :
SFL = 624
FFL = 759
BMT = 624
GAR = 240
WDK = 474

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	759	168.320	127,751
BMT	Basement	624	66.910	41,749
SFL	Second Floor	624	168.320	105,029
WDK	Deck	474	8.090	3,834
GAR	Garage	240	25.350	6,084

Net Sketched Area: 2,721 | Total: 284,447

Size Ad 1383 | Gross Are 2721 | FinArea 1695

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 182.0-0002-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: